

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – August 24, 2016

Members Attending

Bryan Lee, Arts Council
Daniel McElmurray, P&PW
Eleanor Burke, HDLC
Miriam Lemann, CPA
Stephen Kroll, CPC
William Gilchrist, Place-Based Planning

Presenters/Guests (*See sign in sheets at the end of the meeting minutes)

Brittany DesRocher, CPC
Tyler Antrup, CPC
Tim Murray, CPA
Chip Verges, Verges Rome
Kelly Walker, Verges Rome
Gary Shaffer, Southeastern
Danica Adams, CPC
Josh Collen, HRI
Sidney Barthelemy, HRI
Roger Freiber, HRI
Rashida Ferdinand, Sankofa

1. **Consideration:** Minutes from July 20, 2016, DAC meeting. Approved
2. **Consideration:** Minutes from August 3, 2016, DAC meeting. Approved

CPC ITEMS:

3. **Consideration: DESIGN REVIEW 088-16** – New construction of multi-family development with more than 40,000 square feet of floor area (TA)
Location: 301 Marais Street
Submitted by: On Iberville Phase VI, LLC
Contact: cclement@hriproperties.com

The applicant presented the project explaining that this is the 6th phase of the Iberville project. The design is based on residents, city officials and designers. There will be three building types within the development; a multifamily structure, townhouse structures and historic renovations. Phase six will have a total of 60 units that will be a combination of townhouses and historic renovations. A new street grid has been established and all buildings front on the public street. The renovation of the historic structures has been approved by SHPO. The

intersection of Bienville and Marais Streets features four pocket parks. The theme of the pocket park for phase six is wind. The design of the pocket park is dependent on funding.

The representative from Parks and Parkways commented that the pocket park featured a lot of impermeable surfaces, such as concrete, and that they might consider stormwater management practices in the pocket parks. The representative from Place-Based Planning agreed and questioned what the alternative would be if the developer did not have the funding. He commented that there should be a focus on sustainability. Additionally, he asked what the material and color palette of the project would be. The applicant responded by saying that the material and color palette would match the existing development. The committee proceeded to look at google street view images of the existing development. The committee agreed that the material selection and color palette were appropriate.

Motion:

A motion for **Approval** of the project was made by PPW, seconded by Place-Base Planning and adopted.

4. **Consideration: DESIGN REVIEW 089-16** – New construction of multi-family development with more than 40,000 square feet of floor area (TA)

Location: 302 Marais Street

Submitted by: On Iberville Phase VI, LLC

Contact: cclement@hriproperties.com

The applicant presented the project explaining that this is the 5th phase of the Iberville project. It will contain all three building types; a multifamily structure, townhouse structures and historic renovations. Phase five will have a total of 80 units. The materials will be brick, stucco and siding and will match the rest of the development. The pocket park featured in this phase will have a water theme.

City Planning Commission staff pointed out that the pocket park does not feature any stormwater management features which seems like a missed opportunity given its theme. The applicant responded that the residents wanted a splash park and that it was hard to combine the two. They would consider a cistern or something small scale which could act as a demonstration. The representative from Parks and Parkways commented that permeable pavement might be another consideration. The committee questioned the use of brackets on the corner balconies instead of poles. The applicant stated that brackets were already used within the development and the committee was able to see them on google street view. The committee agreed that the brackets were fine. The representative from HDLC commented that corners featured an arbitrary material change. The first three floors were brick and the fourth floor was stucco. The applicant explained that it was for structural issues. The committee suggested that they change the material all together.

Motion:

A motion for **Approval** of the project was made by HDLC, subject to material changes, seconded by PPW and adopted.

5. **Consideration: DESIGN REVIEW 090-16** – New construction of a restaurant in the enhancement corridor overlay district with over 100' of frontage (BD)

Location: 1700 N Claiborne Avenue

Submitted by: James Green

Contact: noengr@gmail.com

The applicant presented the project explaining that the proposal was for a standard restaurant constructed from two storage containers. The containers were fabricated in a warehouse off-site and have been delivered to the property.

The committee questioned why the fabrication was done without city approval. The applicant responded that he had approval from fire and health but did not know they would need design review. The representative from Parks and Parkways told the applicant that they needed a more complete set of drawings including landscape plans, lighting and signage detail. There was some discussion about how the site is accessed. Additionally, it was stated that containers are being used in other places; however, their design makes a statement. This proposal is not currently making a statement. The committee agreed that more details were needed to review the project.

Motion:

A motion for **Deferral** of the project was made by Place-Based Planning, seconded by HDLC and adopted.

6. **Reconsideration: ZONING DOCKET 084-16** – New construction of a bank and office/retail structures in the corridor transformation overlay district with over 100' of frontage (TA)

Location: 1532 Robert E Lee Boulevard

Submitted by: Stephanie Calamari, Verges Rome

Contact: steph@vergesrome.com; megan@vergesrome.com

The applicant presented the project explaining that the location was the Lake Terrace Shopping Center site which was recently demolished. The development included a First NBC Bank and an Ochsner Medical Facility with coffee shop. The First NBC is the same design as the Harrison Avenue site. The medical facility is more contemporary with a lot of glass and open space.

The representative from HDLC asked why the building does not appear to touch the ground. The applicant responded that parking was partially covered by the structure. The representative from Parks and Parkways questioned by there was not pedestrian access from the front parking lot. The applicant explained that the front of the property will be developed separately and that the front parking is not part of this proposal. The representative from Parks and Parkways also commented that the sidewalks needed to be constructed at the property

line and that street trees would be required. The representative from Place-Base Planning commented that the corner needed to be better articulated. The representative from Parks and Parkways questioned whether or not the proposed drive-thrus would require screening. The City Planning Commission staff confirmed that they would and also stated that the drive-thrus presented a lot of issues with the regulations of the CZO. The committee agreed that the coffee shop drive-thru should be removed, the corner closest to the public right-of-way should be better articulated and appropriate landscape changes should be made.

Motion:

A motion for **Approval** of the project, subject to the removal of the coffee shop drive-thru, changes to the elevations to better articulate the corner and additional landscape, was made by Place-Based Planning, seconded by Art Council and adopted.

NON-CPC ITEMS:

7. **Reconsideration:** Hardin Playground – New construction of building containing concessions, toilet rooms and storage as well as minor fence improvements

Location: 1974 Law Street

Submitted by: Alton O. Davis (RCL Architecture, L.L.C.), Tim Murray (CPA)

Contact: aodavis@rclconsultants.com, timmurray@nola.gov

The applicants presented the project explaining how they had addressed the issues that were discussed during the previous review. The location of the building and doors were kept due to operational needs. A sign was added to the street side of the property as requested. The design incorporates more color and glass was added to the doors. The elevation was modified so that the railings could be removed.

The representative from Parks and Parkways was OK with the building location now that the dimensions of the little league field were shown on the plans. He commented that they will still need to submit grading, lighting and landscape specifications to Parks and Parkways. The committee agreed that the modifications addressed their concerns.

Motion:

A motion for **Approval** of the project, subject to the requested plans being submitted to Parks and Parkways, was made by Place-Based Planning, seconded by CPA and adopted.

8. **Consideration:** Sankofa Nature Trail and Wetland Park

Location: 6401 Florida Avenue

Submitted by: Sankofa CDC, Daniel McElmurray (PPW)

Contact: rashida@sankofanola.org

The applicants presented the project explaining they received a grant from Sewerage and Water Board to construct a wetlands park that includes assimilated wetlands, green infrastructure and walking trails. The site is 1.5 acres and is already a wetland that will be cut and filled to slow the water down. The project has been approved by Sewerage and Water

Board. They have worked with Safety and Permits and the State Fire Marshal to achieve ADA compliance within the park.

The representative from Parks and Parkways pointed out that an ADA compliant curb cut would need to be included to provide access to the site since there are not sidewalks. Additionally, he recommended some modifications to the signage including hours of operation, length of path, access points and more education. Overall the committee was supportive of the projects design.

Motion:

A motion for **Approval** of the project, subject to the curb cut and signage modifications, was made by Place-Based Planning, seconded by PPW and adopted.

9. Consideration: Solar Panels – Installation of solar panels on roof of existing parking garage

Location: 1300 Perdido Street

Submitted by: Posigen LA, Vincent Smith (CPA)

Contact: mking@posigen.com

The applicant requested this project be deferred.

Motion:

A motion for **Deferral** of the project was made by Place-Based Planning, seconded by PPW and adopted.

10. Consideration: Bravegirl by Tara Conley

Location: Poydras Street at South Peters Street

Submitted by: Michael Manjarris, Tara Conley

Contact: manjarris@hotmail.com, taraconleyart@gmail.com

The applicant presented the project explaining that the word art would be a mirror image and made in steel. The representative from HDLC commented about concerns over traffic. The applicant responded saying that the artist does a lot of word art that is focused on pedestrian traffic and they have not had traffic issues.

Motion:

A motion for **Approval** of the project was made by HDLC, seconded by PPW and adopted.